S/207-1-11

1988
ANNUAL ISSUE
VOL. XVII
REVISED

HOUSING PRODUCTION IN DELAWARE

TABLE 1: STATEWIDE HOUSING PRODUCTION

STRUCTURE	1987 TOTAL	1988 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1988 TOTAL
S-F	5,168	1,198	1,673	1,311	1,541	5,723
M-F	875	490	619	334	178	1,621
Total	6,043	1,688	2,292	1,645	1,719	7,344
M-H	1,609	315	429	393	435	1,572
TOTAL	7,652	2,003	2,721	2,038	2,154	8,916

1988 ANNUAL HOUSING PRODUCTION

Delaware's housing production during 1988 totalled a record 8,916 units, which was a 17% increase over 1987's 7,652 units. Single-family construction rose 11% with 5,723 units, while multi-family starts totalled 1,621 units, an 85% increase over 1987. Mobile (manufactured) home sales decreased 2% to 1,572 units. Table 1 above summarizes the total statewide housing production by type and quarter. In 1988 note that:

- single-family housing construction increased 9%, 26% and 9% respectively in New Castle, Kent and Sussex Counties;
- multi-family starts increased 128%, 15% and 34% respectively in New Castle, Kent and Sussex Counties;
- mobile (manufactured) homes titled dropped 48% in Kent County, but increased 52% and 26% respectively in New Castle and Sussex Counties;
- housing units undergoing substantial rehabilitation (e.g. building an addition, installing indoor plumbing, renovating a fire-damaged unit, etc.) rose 25% to 1,852 with New Castle County recording 1,356, Kent County 163 and Sussex County 333. Average cost per unit was $16,606, down 5% from last year;
- demolitions increased 52% to 217 with New Castle County showing 129 units, Kent County 70 and Sussex County 18.
- although multi-family starts increased 85% this year, only 4% of the 1,621 units will benefit low-income families. Specifically, construction began on two multi-family projects financed by the Farmers Home Administration: 33-unit Hunters Court Apartments in Blades and 32-unit Diamond Court II Apartments in Harrington. FmHA also provided 57 single family construction loans: 5 in New Castle County, 22 in Kent County and 30 in Sussex County.

More details are available in the tables and graphs on the following pages. For additional 1988 data, contact DSHA at (302) 736-4263.

HOUSING PRODUCTION IN DELAWARE is a publication of the Delaware State Housing Authority. The report is designed to profile, on an annual basis, housing activity in Delaware. Data included are: # of new housing units authorized by building permit, # of mobile (manufactured) homes placed, rehabilitated housing units and residential demolitions.

Address all letters and change of addresses to:
DSHA
Planning & CD Section
18 The Green
P.O. Box 1401
Dover, DE 19901
ATTN: Judy Martin

The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged.

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NEW CASTLE COUNTY

TABLE 2: ON-SITE PERMITS ISSUED AND MOBILE (MANUFACTURED) HOME SALES

LOCATION	STRUCTURE	1987 TOTAL	1988 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1988 TOTAL
Bellefonte	S-F	1	0	0	0	0	0
	M-F	0	0	0	0	0	0
Elsmere	S-F	2	0	1	2	0	3
	M-F	0	0	0	0	0	0
New Castle	S-F	3	0	5	0	0	5
	M-F	0	0	3	0	0	3
Newark	S-F	186	37	64	47	22	170
	M-F	16	0	32	0	0	32
Newport	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Wilmington	S-F	394	51	32	8	45	136
	M-F	20	0	0	0	0	0
Unincorporated Areas	S-F	2,843	679	943	810	983	3,415
	M-F	480	325	354	310	152	1,141
New Castle Co. Total On-Site Activity	S-F	3,429	767	1,045	867	1,050	3,729
	M-F	516	325	389	310	152	1,176
		3,945	1,092	1,434	1,177	1,202	4,905
County Mobile (Manufactured) Home Sales		261	57	123	113	104	397
TOTAL COUNTY PRODUCTION		4,206	1,149	1,557	1,290	1,306	5,302

KENT COUNTY

TABLE 3: ON-SITE PERMITS ISSUED AND MOBILE (MANUFACTURED) HOME SALES

LOCATION	STRUCTURE	1987 TOTAL	1988 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1988 TOTAL
Camden	S-F	3	0	2	2	1	5
	M-F	2	0	0	0	0	0
Dover	S-F	195	40	160	11	44	255
	M-F	181	12	170	8	0	190
Harrington	S-F	8	1	2	2	0	5
	M-F	0	0	0	0	0	0
Milford (K)	S-F	9	0	2	0	0	2
	M-F	0	0	18	0	0	18
Smyrna	S-F	37	5	11	4	1	21
	M-F	0	0	2	0	0	2
Unincorporated Areas	S-F	301	75	125	100	108	408
	M-F	0	0	0	0	0	0
Kent County Total On-Site Activity	S-F	553	121	302	119	154	696
	M-F	183	12	190	8	0	210
	Total	736	133	492	127	154	906
County Mobile (Manufactured) Home Sales		706	70	99	87	109	365
TOTAL COUNTY PRODUCTION		1,442	203	591	214	263	1,271

SUSSEX COUNTY

TABLE 4: ON-SITE PERMITS ISSUED AND MOBILE (MANUFACTURED) HOME SALES

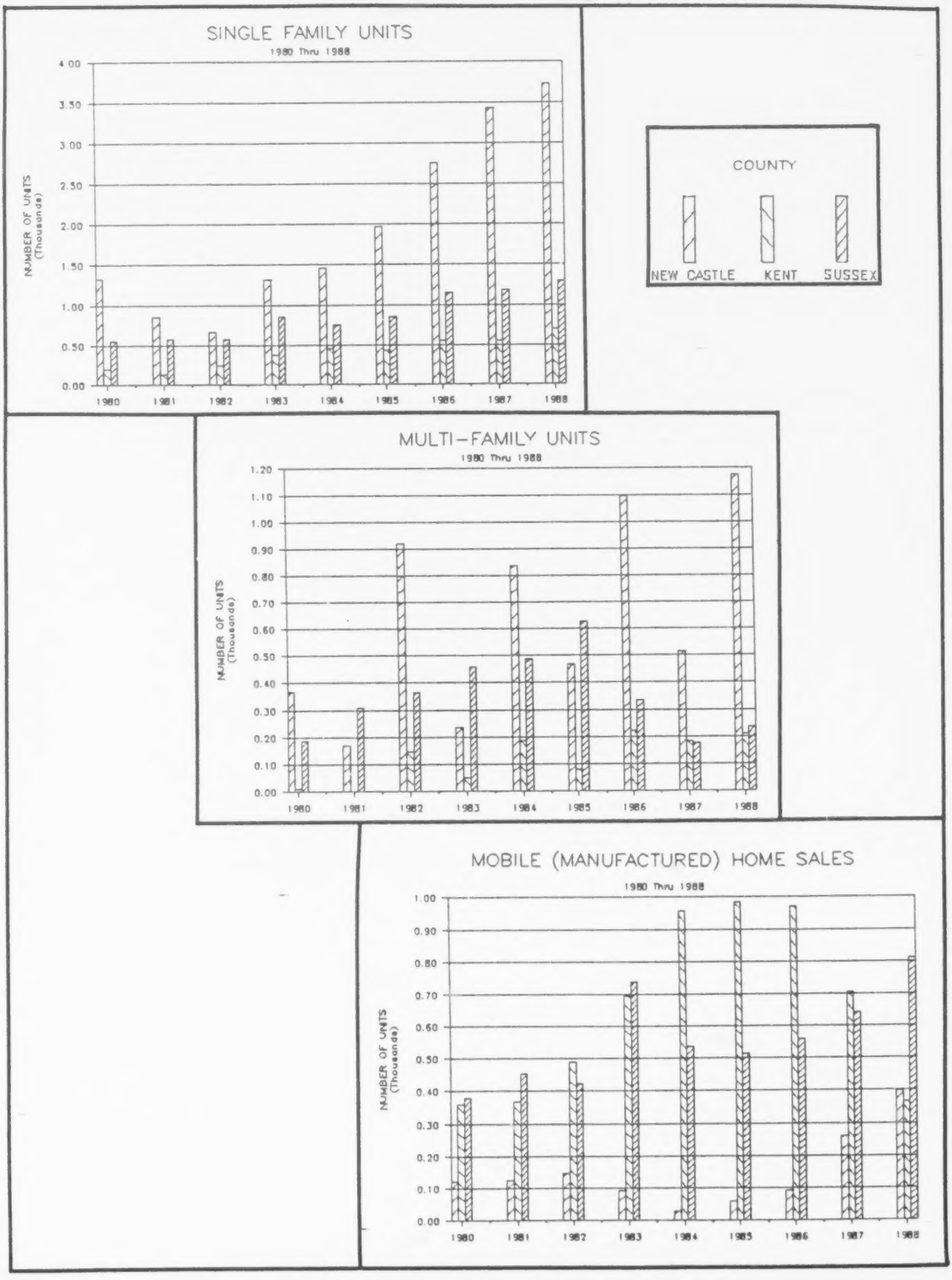
LOCATION	STRUCTURE	1987 TOTAL	1988 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1988 TOTAL
Bethany	S-F	78	15	7	3	7	32
	M-F	2	6	4	4	20	34
Bethel	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Blades	S-F	10	1	2	4	1	8
	M-F	0	33	0	0	0	33
Bridgeville	S-F	1	0	0	0	2	2
	M-F	0	0	0	0	0	0
Dagsboro	S-F	4	0	0	1	0	1
	M-F	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	2	2
	M-F	0	0	0	0	0	0
Dewey Beach	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Fenwick Island	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Georgetown	S-F	9	1	5	1	3	10
	M-F	34	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Laurel	S-F	2	0	0	0	0	0
	M-F	32	0	0	0	0	0
Lewes	S-F	50	6	6	2	10	24
	M-F	8	0	0	0	0	0
Milford (S)	S-F	5	1	1	0	0	2
	M-F	0	0	0	0	0	0
Millsboro	S-F	26	2	2	1	4	9
	M-F	0	0	0	0	6	6
Milton	S-F	34	0	0	1	0	1
	M-F	0	0	0	4	0	4
Ocean View	S-F	20	4	7	8	3	22
	M-F	0	0	0	0	0	0
Rehoboth	S-F	12	3	3	3	4	13
	M-F	4	4	0	0	0	4
Seaford	S-F	12	10	3	8	5	26
	M-F	6	0	0	0	0	0
Selbyville	S-F	6	2	1	1	2	6
	M-F	0	0	0	0	0	0
Slaughter Beach	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
South Bethany	S-F	38	8	11	8	14	41
	M-F	0	0	0	0	0	0
Unincorporated Areas	S-F	879	258	278	284	279	1,099
	M-F	90	110	36	8	0	154
Sussex County Total On-Site Activity	S-F	1,186	311	326	325	336	1,298
	M-F	176	153	40	16	26	235
	Total	1,362	464	366	341	362	1,533
County Mobile (Manufactured) Home Sales		642	188	207	193	222	810
TOTAL COUNTY PRODUCTION		2,004	652	573	534	584	2,343

TABLE 5: REHABILITATED HOUSING (UNITS AND COST IN THOUSANDS)

LOCATION	1988		1987	
	UNITS	COST	UNITS	COST
NEW CASTLE				
Bellefonte	0	0	0	0
Elsmere	6	58	16	240
New Castle	6	97	25	487
Newark	15	267	15	321
Newport	0	0	0	0
Odessa	0	0	0	0
Wilmington	747	9,668	514	6,712
Unincorporated Areas	582	12,670	292	5,822
COUNTY TOTAL	1,356	22,760	862	13,582
KENT				
Camden	0	0	0	0
Dover	47	806	49	697
Harrington	0	0	1	25
Milford (K)	2	35	8	135
Smyrna	0	0	0	0
Unincorporated Areas	114	1,764	128	1,928
COUNTY TOTAL	163	2,605	186	2,785
SUSSEX				
Bethany	16	388	16	298
Bethel	0	0	0	0
Blades	2	26	0	0
Bridgeville	0	0	0	0
Dagsboro	1	9	0	0
Delmar	7	75	13	156
Dewey Beach	0	0	0	0
Fenwick Island	0	0	0	0
Georgetown	4	96	2	20
Greenwood	0	0	0	0
Henlopen Acres	0	0	0	0
Laurel	3	33	0	0
Lewes	40	1,382	37	1,512
Milford (s)	1	5	5	38
Millsboro	1	18	24	310
Milton	0	0	1	12
Ocean View	1	30	3	62
Rehoboth	43	1,007	33	1,183
Seaford	19	259	24	278
Selbyville	0	0	2	56
Slaughter Beach	0	0	0	0
South Bethany	8	288	1	85
Unincorporated Areas	187	1,774	277	5,477
COUNTY TOTAL	333	5,390	438	9,487
STATEWIDE	1,852	30,755	1,486	25,854

TABLE 6: RESIDENTIAL UNITS DEMOLISHED

LOCATION	NUMBER OF UNITS DEMOLISHED 1988	1987
NEW CASTLE		
Bellefonte	0	0
Elsmere	2	0
New Castle	3	1
Newark	1	3
Newport	1	0
Odessa	0	0
Wilmington	68	46
Unincorporated Areas	54	6
COUNTY TOTAL	129	56
KENT		
Camden	0	0
Dover	0	0
Harrington	0	2
Milford (K)	1	4
Smyrna	6	1
Unincorporated Areas	63	67
COUNTY TOTAL	70	74
SUSSEX		
Bethany	2	0
Bethel	0	0
Blades	0	0
Bridgeville	0	0
Dagsboro	0	0
Delmar	1	0
Dewey Beach	0	0
Fenwick Island	0	0
Georgetown	0	4
Greenwood	0	0
Henlopen Acres	0	0
Laurel	0	0
Lewes	2	2
Milford (S)	2	0
Millsboro	1	3
Milton	0	0
Ocean View	0	0
Rehoboth	3	2
Seaford	7	2
Selbyville	0	0
Slaughter Beach	0	0
South Bethany	0	0
Unincorporated Areas	0	0
COUNTY TOTAL	18	13
STATEWIDE TOTAL	217	143


SINGLE FAMILY UNITS
1980 Thru 1988
NUMBER OF UNITS (Thousands)
4.00
3.50
3.00
2.50
2.00
1.50
1.00
0.50
0.00
1980
1981
1982
1983
1984
1985
1986
1987
1988
COUNTY
NEW CASTLE
KENT
SUSSEX
MULTI-FAMILY UNITS
1980 Thru 1988
NUMBER OF UNITS (Thousands)
1.20
1.10
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
1980
1981
1982
1983
1984
1985
1986
1987
1988
MOBILE (MANUFACTURED) HOME SALES
1980 Thru 1988
NUMBER OF UNITS (Thousands)
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
1980
1981
1982
1983
1984
1985
1986
1987
1988

DEFINITIONS

Housing Unit - a room or group of rooms intended for occupancy as separate year-round living quarters by one or more persons, and includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

Single-Family Unit - one-family free-standing home, condominium, townhouse or row house intended to be sold.

Multi-Family Unit - a unit in a building occupied by more than one family all sharing a common area of land (e.g. apartments and townhouses intended to be rented.)

Substantial Rehabilitation - additions and alterations containing 3 of the following 4 elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work

On-site Construction - housing built at the site it will occupy once completed. For the purposes of this report, modular housing is included in this definition. Mobile (manufactured) homes are not on-site construction.

Abbreviations Key
S-F - single-family
M-F - multi-family
M-H - mobile (manufactured) home.

HOUSING PRODUCTION VOLUME

	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
SINGLE FAMILY											
NCC	1,441	1,185	1,328	857	664	1,318	1,466	1,976	2,750	3,429	3,729
KENT	443	372	198	133	244	375	456	430	550	553	696
SUSSEX	733	642	552	573	577	856	758	854	1,153	1,186	1,298
STATE	2,617	2,199	2,078	1,563	1,485	2,549	2,680	3,260	4,453	5,168	5,723
MULTI-FAMILY											
NCC	299	566	368	170	921	235	836	468	1,096	516	1,176
KENT	102	161	11	0	146	51	185	80	221	183	210
SUSSEX	98	82	186	310	366	459	489	627	335	176	235
STATE	499	809	565	480	1,433	745	1,510	1,175	1,652	875	1,621
MOBILE (MANUFACTURED) HOME SALES											
NCC	178	98	122	125	146	92	27	59	92	261	397
KENT	514	584	360	367	491	695	956	984	971	706	365
SUSSEX	273	466	380	454	424	738	536	515	558	642	810
STATE	965	1,148	862	946	1,061	1,525	1,519	1,558	1,621	1,609	1,572
TOTAL PRODUCTION											
NCC	1,918	1,849	1,818	1,152	1,731	1,645	2,329	2,503	3,938	4,206	5,302
KENT	1,059	1,117	569	500	881	1,121	1,597	1,494	1,742	1,442	1,271
SUSSEX	1,104	1,190	1,118	1,337	1,367	2,053	1,783	1,996	2,046	2,004	2,343
STATE	4,081	4,156	3,505	2,989	3,979	4,819	5,709	5,993	7,726	7,652	8,916

STATE OF DELAWARE
DELAWARE DEVELOPMENT OFFICE
DELAWARE STATE HOUSING AUTHORITY
18 THE GREEN
P.O. BOX 1401
DOVER, DELAWARE 19903

TELEPHONE (302) 736-4263
(302) 571-3720

March 17, 1989

MEMORANDUM

TO: Housing Production Report Readers

FROM: Judith D. Martin JDM
Housing & Community Development Planner

SUBJECT: HOUSING PRODUCTION REPORT ERRATA

Percentage miscalculations were found in the 1988 annual issue of the Housing Production Report after it was printed and mailed to you. While the overall picture of housing production in Delaware is unchanged, we felt it was important to provide you with the corrected information.

All of the errors were limited to Page 1 and did not extend to the underlying raw data on subsequent pages. Enclosed is a copy of the revised report with the correct percentages. Please discard the original report.

I apologize for any inconvenience this may have caused you. If you have any questions, please contact me at (302) 736-4263. Thank you very much.

JDM

Enclosure